US Army Corps
of Engineers ®

Telecommunications Outgrants

East Coast M&D Workshops

Gary Dye

22-24 Feb 2006

One Corps Serving The Army and the Nation

Background

- President Clinton's memo (8/10/95) – if possible, all requests will be approved

- Telecommunications Act of 1996
  - Providers use common application to all landholding agencies
  - Greater broadband deployment
  - GSA Bulletins D-242 and D-246 implementing Act

- Draft EC section – Todd – used by most
- Final draft EC – getting ready for review
- Use Workshops for input to finalize EC

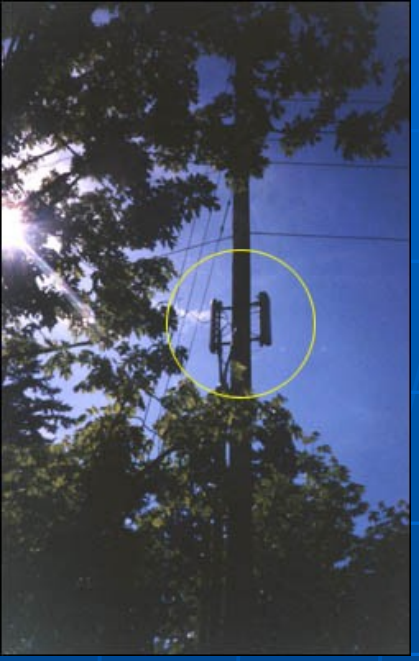
What are we doing this week?

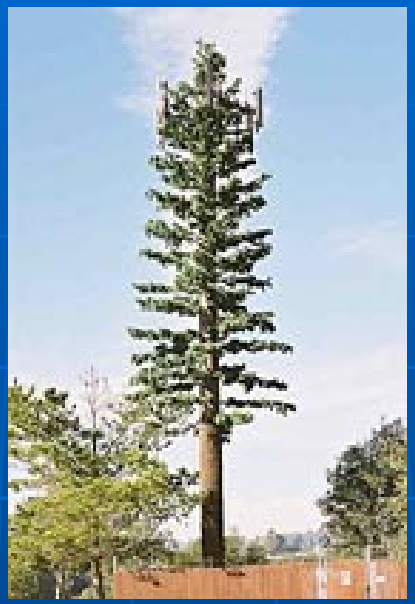
- Examples of types of antennas, in-kind and mitigation used so far
- Review:
  - Process flow charts (civil & military)
  - SF-299 and Army supplement
  - Draft EC Telecommunications Section
  - Review telecom lease/license formats
- Discuss appraisal and consideration options (in-kind or cash or combo??)
- Talk with JSC on Evaluation Process

Antenna Examples

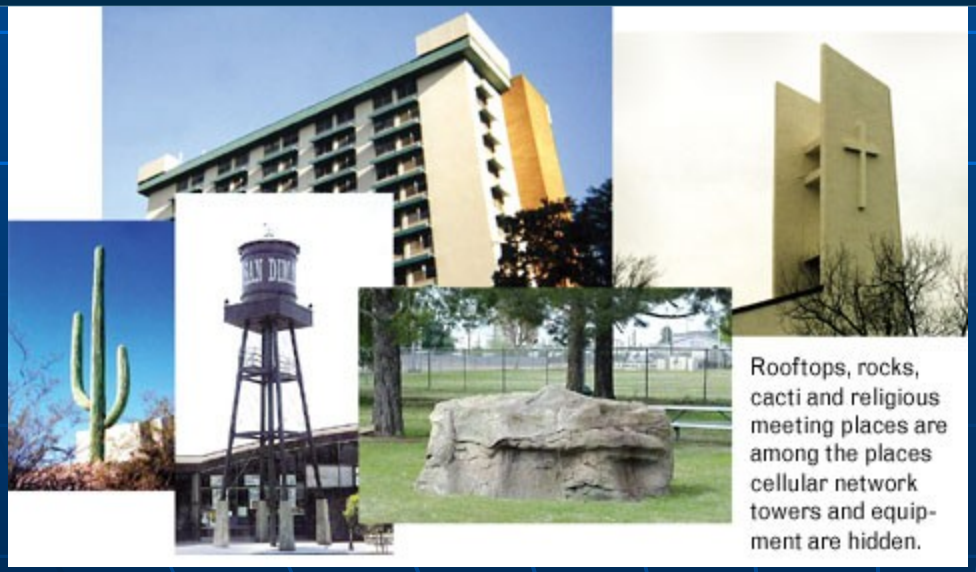
- Next slides are Examples of variety of antennas

Antenna Towers (Typical)





Antenna Towers


Rooftops, rocks, cacti and religious meeting places are among the places cellular network towers and equip-ment are hidden.

New Looks

Silos

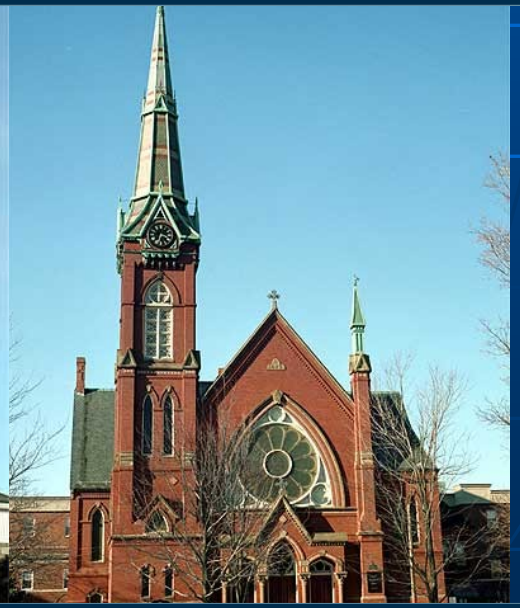
Cactus

Trees

Flag Poles

Flag Poles

Pole Products

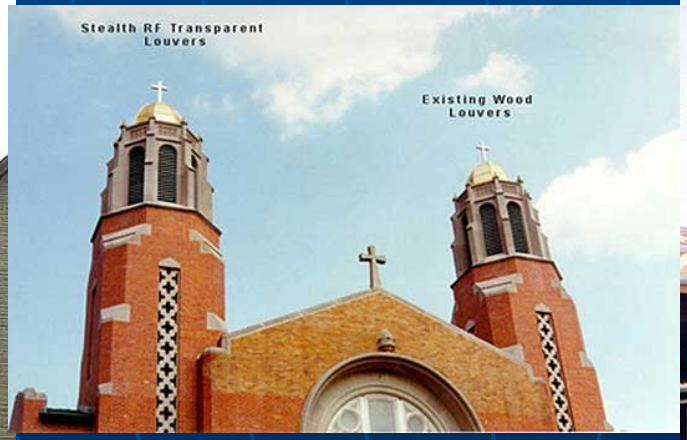


Steeples

Rooftops

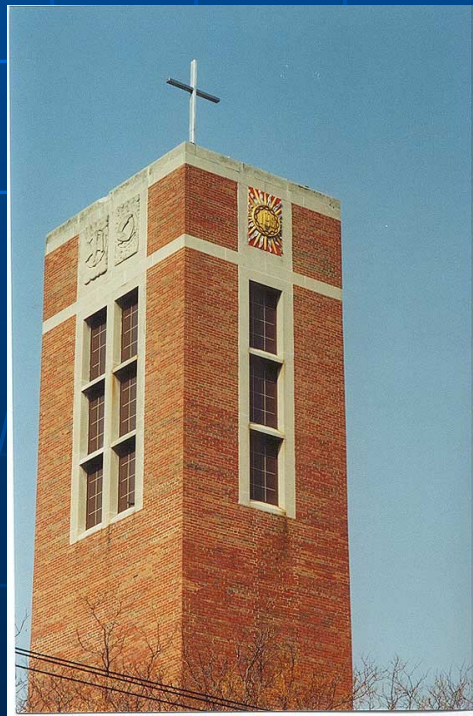
Chimneys

Cupolas



Cupolas

Towers



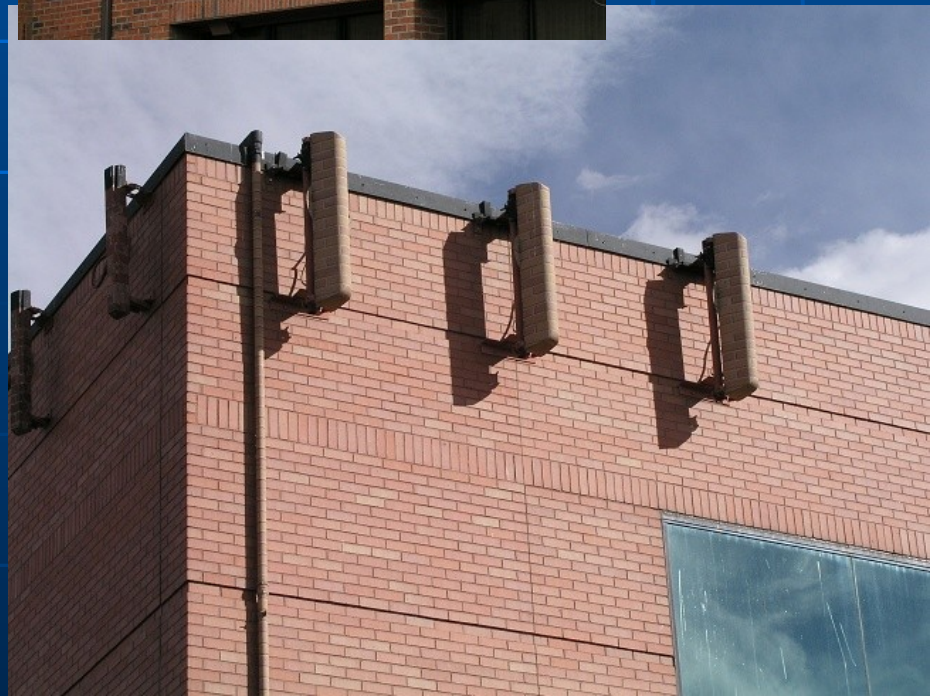
THE CROSSROADS
SANTA MARIA
HOME DEPOT
WAL*MART
STAPLES
PETSMART

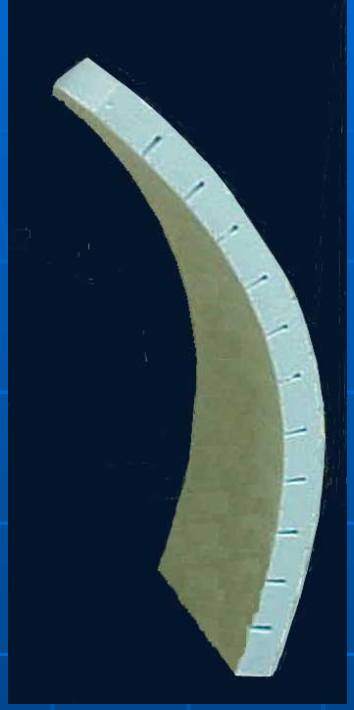
CSC
COLORADO SPORTS CAFE

Open MRI & Full Service Imaging
Separate Facilities for Women
Union Square • Southbury

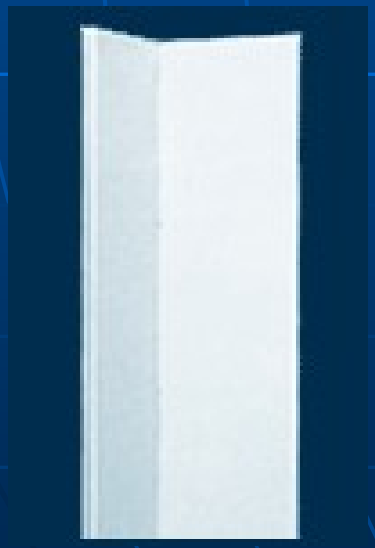
CITY OF LONG BEACH
WORTHINGTON
FORD
EXIT

Signs





Corner Panel



Flat Panel

Radius Panel

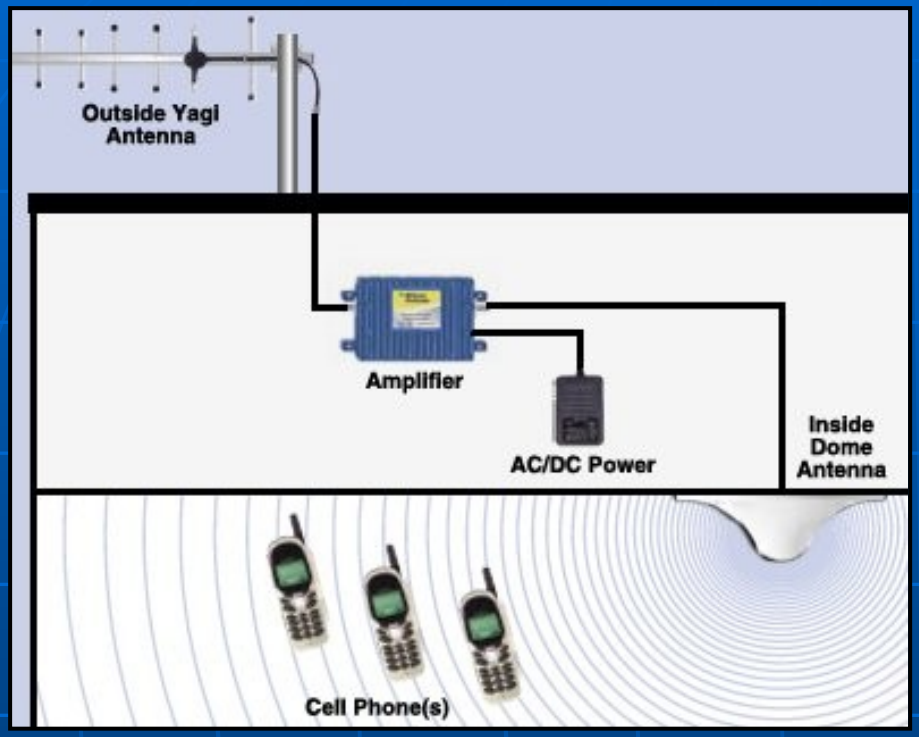
NON-RF TRANSPARENT PANELS

option to conceal unsightly antennas, equipment shelters, BTS cabinets, platforms, and air handlers with our new Non-RF transparent concealment panels.

Panel Benefits: Hide almost any rooftop appliance match most color/texture décor; Panels can attach to shelter walls or steel stud frame; Custom cornice work, borders and top caps available

Texture Options:

Brick
Stucco
Corrugated Steel
Wood Siding
Stone Aggregate
Reflective



Bi-directional cellular amplifier / repeater greatly improves signal strength inside a building when using your cell phone.

It does this without physical connection to your phone allowing you to walk around freely during a call.

The signal is received by the outside antenna from the cell site. It is then amplified and repeated to your cell phone through the inside antenna

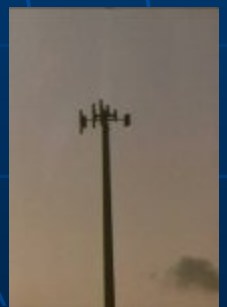
When the phone transmits, the signal is received by the inside antenna, amplified, then repeated to the cell site via the outside antenna.

Wireless operation. No physical connection to your phone is required

A stealth site is an antenna site that screens, hides or camouflages an antenna with minimal reduction to the system's performance . Antennas are hidden behind transparent foam panels. Panels can be painted to match any color or a custom matched brick structure. Stealth has hidden antennas inside rooftops, flagpoles, bell towers, crosses, clock towers, road signs, silos, water towers, monopoled towers, rooftop parapets, louvers, and artificial chimneys.

In order to provide continuous service to mobile customers, providers must install the necessary transmitters/antennae. Each transmitter covers an area known as a "cell." As the customer travels throughout different cells, the signal bounces from one antenna to the next. In urban areas, there is no shortage of tall structures on which to place antennae. However, in suburban and rural areas, the number of tall structures diminishes, creating a need to build towers on which to place the antennae.

EXTRAS



In-kind Example for Telecommunication Outgrants

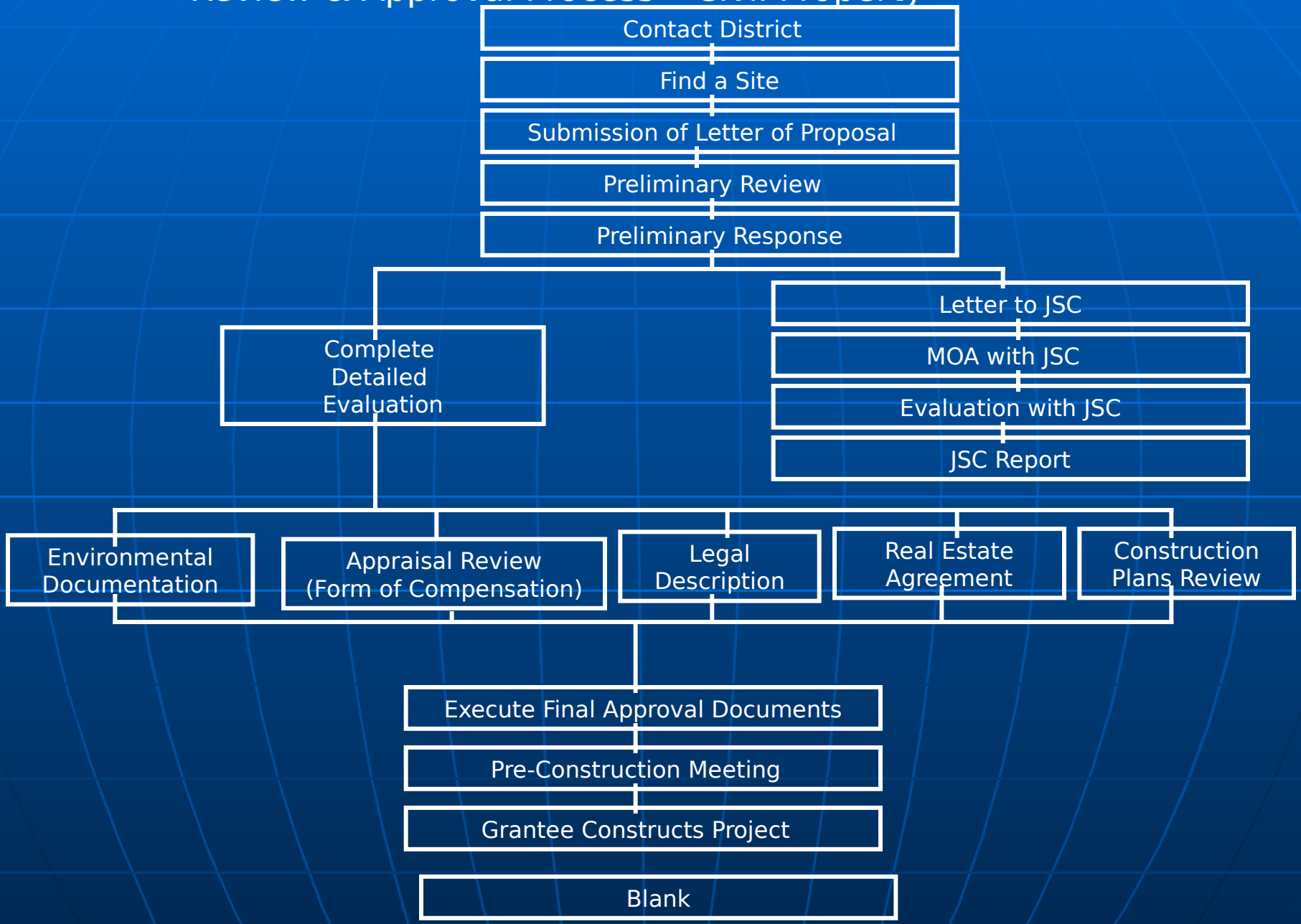
- Pomona Lake, KS – 5yr Antenna/Tower Lease
  - Total FMV was $12K annually & paid as:
    - $8K in cash ($7200 LEOT + $800 REEF)
    - +$4K in kind
  - Total $20K in kind incls all costs/services for construction, installation, O&M, removal & cleanup for new & old tower/antenna/foundation, access road, fence, equipment bldg, lighting, underground utilities, site prep. Govt will have exclusive use of top 50’ and will test, O&M & repair new govt antennas/radio system.
  - Important to clearly spell out in kind in Scope of Work and included in outgrant as exhibit.

Examples of Mitigation Damages

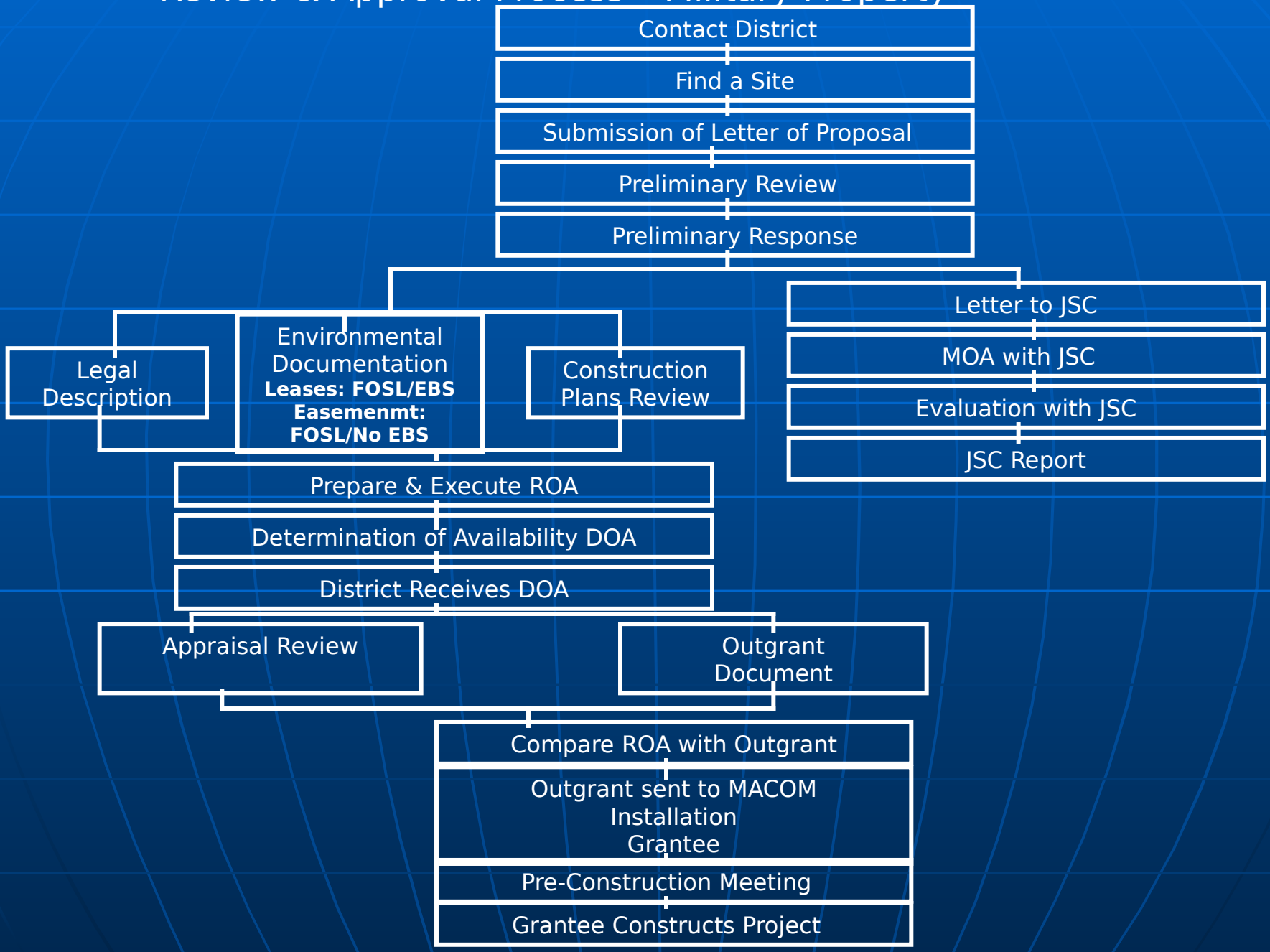
- Discuss what various districts have implemented
- Lessons learned
- Boilerplate language in easements?

B.E. Jordon Lake

Review & Approval Process – Civil Property



Review & Approval Process – Military Property



Review SF-299/Supplement

- Hand out copies SF-299 & Army Supplement
- Why need supplement?
- What else is needed to include in supplement?

Group Review EC draft

- 8-228 Outgranting Authorities
- 8-229 Background
- 8-230 Request for Pre-Application Meeting
- 8-231 Submission of Application (SF-299)
- Etc

PULL UP WORD FILE ON SCREEN

Discuss Outgrant Formats

- Lease –
  - we need in-kind language? Use A&G?
  - address subleases language – reevaluate consideration upon notice of sublease – do Supp Agree to modify – put a cap on it?
- License – any suggestions/changes needed?

  PULL UP WORD FILE ON SCREEN

Timeline for Further Review

- Incorporate Workshops comments
- Send out to Districts (Chiefs M&D) &/or SubCoPs??
- Consolidate comments
- Incorporate into EC 405-80 in time for publishing???